

MINUTES

SPECIAL MEETING - To Discuss Community Redevelopment Plan CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, February 1, 2011 – 9 a.m.

Charlotte County Historical Center – 22959 Bayshore Rd, Charlotte Harbor, FL

(These minutes are not official until they have been approved by the Charlotte Harbor CRA Advisory Committee.)

Members Present

James Herston, *Chairman*
Michael Haymans, *Vice Chairman*
Grace Amodeo, *Secretary*
Eddie Hale
Charlotte Ventola
Garland Wilson

Staff Present

Debrah Forester, *Redevelopment Manager*
Kelly Slaughter, *Public Works*
Elizabeth Spicer, *Community Services*

Guests

Cassandra Wooden, *Resident*
Peter VanBuskirk, *Kimley Horn*

Members Absent

Nate Cooley

I. Call to Order

Chairman Jim Herston called the February 1, 2011 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 9:05 a.m. in the Conference Room of the Charlotte County Historical Center.

II. Roll Call/Determination of Quorum

Roll call was taken; Michael Haymans arrived at 9:15 a.m.

III. Format of the Meeting

Ms. Forester noted the meeting would be run as a workshop with the purpose to gather input and review existing projects and the redevelopment plan to determine if any changes were necessary and to begin developing a work plan for 2012.

IV. Elements of Place Making-

a. Discussion of Public Works Projects

Ms. Forester reminded the committee that the CRA has three Capital Improvement Projects included in the County's CIP. The Gateway; Trails and Wayfinding; and the Watershed Master Plan. Ms. Forester reviewed the descriptions of each project.

1. Peter VanBuskirk provided an update on the status of the Harborwalk Project noting that KHA is preparing a response to FDOT's comments on the 90% design plans. He expects to present the revisions to FDOT by Feb 7. Mr. Herston requested information on the status of the Water Management District permit. Mr. VanBuskirk replied that since FDOT is applying to SWFWMD, FDOT staff will not sign the application until FDOT has completed their review. Ms. Forester noted that FDOT has funded the majority of the construction of the Harborwalk with Federal Enhancement funds in FY14 and FY15. The goal is to request that the county lend the funds to the CRA to begin construction as soon as the plans are completed with reimbursement from FDOT. Once Phase I plans are permitted, Phase II design plans would begin since they are anticipated to take longer to get through the permitting process.

2. Melbourne Street Bridge - Kelly Slaughter noted the Design/Build Contractors will be attending the February 7 CRA meeting to seek input on the bridge design. Elements suggested include:
 - a. 2 colors
 - b. Texas Rail
 - c. Decorative Lighting
 - d. Stamped color concrete
 - e. Sidewalk connection from the bridge to Chester Roberts Park
 - f. Decorative Streetlighting from the bridge to Chester Roberts Park
 3. Bayshore Sidewalk – Public Works is reviewing and evaluating the segment from Edgewater to US41 that is the missing link in the sidewalk plan. This project could be a component of the overall county sidewalk project. The committee suggested that the sidewalk be located on the “Publix” shopping center side if the sidewalks could not be located on both sides of the street.
 4. Wayfinding and Trails Project – Ms. Forester suggested that committee members go into downtown Punta Gorda to see the Wayfinding Signs that were installed. Ms. Forester has requested bids for similar signs to be placed on the County Right of Way that would direct people to Bayshore Live Oak Park and the historical district. Ms. Forester also noted that she has submitted a funding request to FDOT for future Enhancement funds for Parmely and US 41 to assist with traffic calming and access.
- b. Bayshore Live Oak Park – Elizabeth Spicer presented a list of items that could be added to the overall park experience. The committee reviewed the items and ranked them in the following order: See Attachment 1. Elizabeth will begin to work on the items in order of the approved priorities along with the continued programming of events at the park. Elizabeth will also begin her efforts to establish a “Friends of Bayshore Live Oak Park” to help fund and support these activities.

V. Break

- VI. Redevelopment Plan** - Ms. Forester distributed an overview of the CRA Plan that focused on the implementation Sections of the Plan including: goals and opportunities of each of the Special Districts; Capital Projects; and Tax Increment Projections. Ms. Forester also mentioned that the Growth Management Department will be rewriting the Land Development Code for the entire county as well as making revisions to the Comprehensive Plan EAR based amendments. They will be looking at the rewrite for the CRA Standards as well and bringing them to the committee in the summer of 2011. The committee will be able to provide input and make recommendations during this review time which will give the committee an opportunity to consider additional changes. The Committee reviewed the plan and discussed the following concerns:
- a. Riverwalk District – The committee discusses additional density. The consensus was the maximum density of 15 density units per acre was sufficient, however not all of the property within the Riverwalk currently has density assigned under the existing zoning. If property is zoned Commercial Intensive there is no zoning. An incentive the CRA could consider would be to provide a pool of density units to encourage redevelopment in the area. Commercial Intensive zoning in the CRA allows for more intense uses than in the US41 Overlay outside of the CRA. Review of this zoning category may be warranted.

- b. US41 Gateway District – This district includes the Neighborhood Business Residential District. The committee recommended the area be identified in the plan as a new district since the goals and purpose has been established over the past year. Staff will review and present proposed revisions. At the intersection of Sibley Bay and Seneca there is an opportunity to incorporate a roundabout.
 - c. The Remainder of the CRA – the committee agreed to look at the Kings Highway/Whidden Industrial Park area to establish a new district to focus on economic development.
 - d. Sidewalk Master Plan map will need to be updated to reflect completed projects and any new projects planned including the wayfinding project signs.
 - e. Capital Projects – the table will need to be revised to reflect projects that have been completed and to update the current status of projects.
 - f. Tax Increment Projections – The table was distributed and Ms. Forester noted there has been a substantial decrease in tax increment and unless new building occurs it will probably take a long time to bring the increment back to the amount received in 2006 and 2007. Ms. Forester would recommend that programs be developed to encourage new development in the area and to continue to market the area to encourage owner-occupied development.
- VII.** Ms. Forester will prepare the Plan changes and bring it back to the committee for final recommendations.
- VIII.** FY2012 – Due to the time – this item was tabled until the next meeting. Mr. Wilson requested an update on Bayshore Live Oak Park and the safety issues that were raised at the last CRA Advisory Committee regular meeting. Ms. Forester noted that she had meet with Mr. Jackson, Community Services Director and telephoning the Sheriff Office Non-Emergency number is the best advice we can continue to give to people renting the pavilions. Mr. Hale suggested that the picnic tables be moved out of the pavilion.
- IX.** Next meeting – Reminder that the Regular Meeting will be held on Monday, February 7. The committee agreed to hold another special meeting within the next 30 to 45 days at the Fire Place Pavilion to review the signage and the seating area. Ms. Forester will review dates and bring them to the committee at the February 7 meeting.
- X.** Meeting was adjourned at 12:05 p.m.

Respectfully submitted,

Debrah Forester, Recorder

Approved: _____